



e3p

Preliminary Roost Assessment and Ecological Walkover

Islamic High School for Girls, Chorlton-cum-Hardy

Reference: 80-997-R1-1

Date: September 2022



PRELIMINARY ROOST ASSESSMENT

Islamic High School for Girls
Chorlton-cum-Hardy

Prepared for:
Cube Homes Ltd

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EXECUTIVE SUMMARY

Site Address	Islamic High School for Girls, 55 High Ln, Chorlton-cum-Hardy, Manchester M21 9FA
Coordinates	E 381511, N 393739
Site Area	Approximately 0.4 ha
Current Site Use	The site comprised an active high school including three buildings and a hardstanding playground.
Proposed Development	Detailed development proposals were unavailable at the time of writing.
Results	Building 1 was assessed as having Low bat roosting potential due to a number of features associated with the roof and ridge tiles. Building 2 was assessed as having Moderate bat roosting potential due to a large split in the corner of the roof and a number of features associated with roof and ridge tiles and around the chimneys. Building 3 was assessed as having Negligible bat roosting potential. A single mature tree within the site was assessed as having potential to support nesting birds.
Conclusions and Recommendations	Building 1 and Building 2 were assessed as having Low and Moderate bat roosting potential respectively. As such, one nocturnal bat survey is required on Building 1 between May and August and two surveys are required on Building 2 between May and September, with at least one survey being undertaken between May and August. It is recommended that should the tree require removal, it should be removed outside the breeding bird season (March–September inclusive). If this is not possible, a suitably qualified ecologist inspect the tree no more than 24 hours prior to the removal. Should any nests, or nests in construction be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Cube Homes Ltd to undertake a Preliminary Roost Assessment (PRA) at Islamic High School For Girls, Chorlton-cum-Hardy, hereafter referred to as “the site”.

This report has been produced by Senior Ecologist, Huw Morgan BSc (Hons), ACIEEM, MEnvSc, who has experience in completing PRAs and Nocturnal Bat Surveys at many sites across the UK. Huw holds a valid Natural England Class 1 Bat Survey Licence (2021-53691-CLS-CLS) and a valid Natural Resources Wales Bat Licence (S091568-1).

1.2. PROPOSED DEVELOPMENT

Detailed development proposals were unavailable at the time of writing.

1.3. SITE LOCATION

The site is located in Chorlton-cum-Hardy, south-west of Manchester city centre. The site is located along High Lane which forms the northern site boundary, whilst residential house surrounds the site on all aspects. Beech Road Park is located approximately 130 m south-east of the site and Chorlton Ees Nature Reserve is located approximately 370 m south-west of the site boundary. Please refer to Figure 1.1. for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the Preliminary Roost Assessment are as follows:

-  Determine if bats currently, or could potentially, utilise the buildings for roosting.
-  Determine whether further surveys (e.g. nocturnal bat surveys) and/or further mitigation is necessary for development to proceed.

The survey findings are detailed in this report, as well as any recommendations.



2. METHODOLOGY

2.1. DESK STUDY

The following sources of information and ecological records were consulted:

-  MAGIC – A government web-based interactive mapping system, demonstrating European Protected Species Licences (EPSL) and Natural England Licences which have been previously granted within England.
-  Information and species records from South Lancashire Bat Group.

A search via MAGIC was undertaken in September 2022 to identify EPSL within 1 km of the site boundary. This search area is considered suitable for the size of the development and the surrounding habitat.

2.2. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken on 02nd September 2022 by Huw Morgan who has undertaken multiple PRA's on buildings and trees across the UK. The weather was dry and sunny.

The survey involved undertaking a systematic search of the trees and buildings, searching for signs of bats, or spaces where bats would be able to access. The methodology followed that described in *Bat Surveys for Professional Ecologists, 3rd Edition* (Collins, 2016).

The trees and buildings were categorised for their bat roosting potential as described in Table 2.1 in accordance with Collins (2016).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF TREES AND BUILDINGS

CATEGORY	DESCRIPTION
NEGLIGIBLE	A tree or buildings with no roosting features present or of an age/species that would not support roosting bats.
LOW	A tree or buildings with one or more potential roost site. However, the potential roost sites do not provide suitability for large numbers of bats (i.e. for maternity or hibernation) and would only be used on an occasional basis.
MODERATE	A tree or buildings with one or more potential roosting feature which could support bats but is of a suitability meaning that it would be unlikely to support a roost of high conservation status.
HIGH	A tree or buildings with several potential roosting features which would be able to support large number of bats on a regular basis and for longer periods of time. The tree or buildings would have suitability to support maternity or hibernation roosts.

The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so.



2.3. LIMITATIONS

Access to all areas within 30 m of the site was not possible due to residential gardens and private properties bordering the site to the south and west, however, due to the urban nature of the site, this is not considered to be a major constraint.

The western aspect of the buildings on-site could not be viewed as they backed onto gardens of residential properties, therefore, potential roost features for bats may have been missed.

A full internal inspection of the buildings could not be undertaken, as they were in use by staff and children associated with the school at the time of the survey. With the building being active and still in use as a high school, this is not considered to be a major constraint.

All the limitations have been taken into account during the assessment.



3. RESULTS

3.1. LOCAL BAT GROUP RECORDS

Based on information from South Lancashire Bat Group, species present within the local area include; whiskered/Brandt's (*Myotis mystacinus/brandtii*) brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's bat (*Myotis daubentonii*), natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctule*) and soprano pipistrelle (*Pipistrellus pygmaeus*).

3.2. MAGIC REVIEW

Consultation with MAGIC identified a European Protected Species Licences within 1 km of the site boundary, located approximately 70 m east of the site. The licence was active between 2015 and 2020 for the destruction of a brown long-eared non-breeding roost.

3.3. SITE CONTEXT

The site comprised an active high school with a large play ground area making up most of the site. The site is situated within a predominantly residential area, with residential properties surrounding the site on all aspects. Beech Road Park is located approximately 130 m south-east of the site and comprises amenity grassland and scattered trees which is anticipated to be of value for foraging and commuting bats. Chorlton Ees Nature Reserve is located approximately 370 m of the site and comprises areas of woodland, grassland and watercourses. This area is anticipated to be the key area for foraging, commuting and roosting bats within the local area.

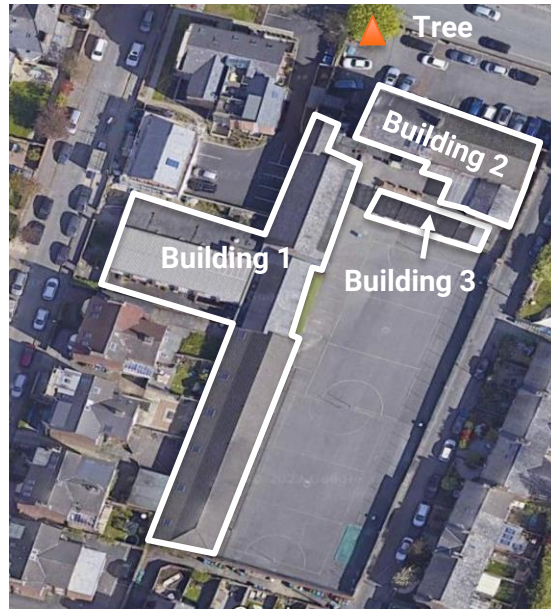
The immediate surrounding area is anticipated to be of limited value for wildlife due to mainly comprising buildings and hardstanding. However, the houses may provide roosting opportunities for bats and the residential gardens will be of value for local wildlife.

3.4. PRELIMINARY ROOST ASSESSMENT

A PRA was undertaken at the site, which comprised three buildings, a mobile classroom and a single tree, no other buildings or trees/ vegetation were present within the site boundary. Please see Figure 3.1 for the locations of the buildings and tree.



FIGURE 3.1 BUILDING AND TREE LOCATION PLAN



Building 1 comprised a long narrow building present along the majority of the western site boundary, with an extension leading west towards Stockton Road. The western extension contained the main entrance to the school and was made from red brick walls with a slightly pitched roof.

PLATE 1 SHOWING ENTRANCE ON WESTERN ASPECT OF BUILDING 1



The brick walls were in good condition on all aspects, with no features present that could support roosting bats. Plastic sheeting folded over from the roof, and was present on all aspects, with gaps between the plastic sheeting and wall present on the southern and western aspect. This feature could be used by crevice dwelling bat species on an occasional basis.

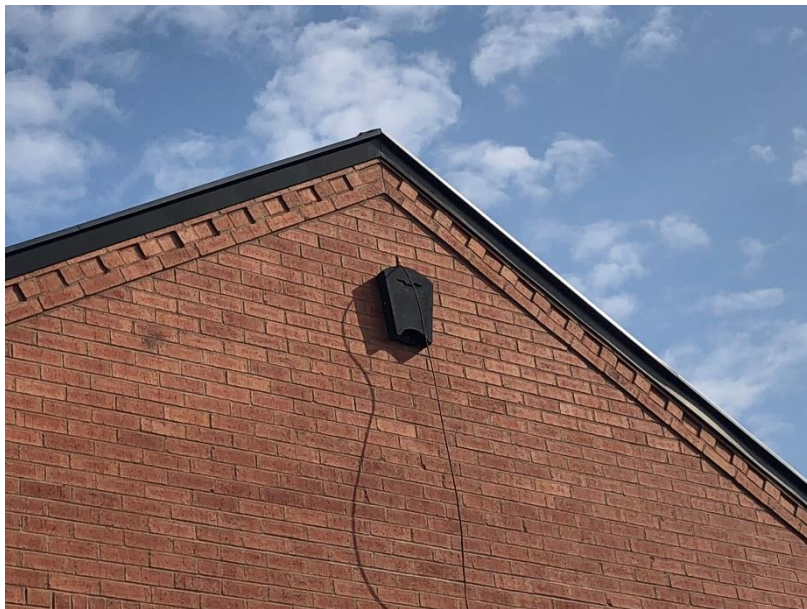


PLATE 2 SHOWING GAPS PRESENT ON SOUTHERN ASPECT OF WESTERN EXTENSION



A bat box was present on the southern aspect of an adjacent residential property to the north of the western extension.

PLATE 3 SHOWING BAT BOX ON ADJACENT RESIDENTIAL PROPERTY



The remainder of the building comprised a long, narrow building with red brick walls and a pitched roof. The western aspect of the building could not be viewed as it backed onto adjacent residential properties. The eastern aspect of the building was adjacent to a large hardstanding playground, with a series of windows and doorways associated with classrooms within the building. The brick walls were in good condition and an overhang was present along the eastern aspect of the building, however, it was in good condition with no features present that could support roosting bats.



PLATE 4 SHOWING EASTERN ASPECT OF BUILDING 1



The majority of roof tiles along the section were in good condition, however, occasional gaps were present under lifted tiles and damaged ridge tiles. The majority of features were present at the southern end of the roof.

PLATE 5 SHOWING GAP UNDER TILE AT SOUTHERN END OF BUILDING 1



Two extensions joined onto the north of the long narrow building and comprised black slate roof tiles and a pitched roof. One of the extensions contained classrooms and the second extension contained the main school hall.



PLATE 6 SHOWING SCHOOL HALL SECTION OF BUILDING 1



Small gaps were present under the ridge tiles along the slate roof extensions which could provide suitable roosting features for crevice dwelling bat species on an occasional basis.

PLATE 7 SHOWING GAPS UNDER RIDGE TILES



A hole was also present on the south facing gable end of the school hall building underneath the end ridge tile. Gaps were also present underneath wooden bargeboards along this aspect. These features have the potential to support crevice dwelling bat species on an occasional basis.



PLATE 8 SHOWING GAPS AT SOUTHERN GABLE END OF SCHOOL HALL



A large building was present in the northern area of the site, comprising a red brick building with two joined pitched roofs. The roofs comprised a black slate roof and a concrete slate roof, with the black slate roof containing four large red brick chimney stacks. The building contained the main reception for the school and a series of offices and classrooms. The northern aspect faced onto High Lane and the southern aspect overlooked the hardstanding school playground.

PLATE 9 SHOWING NORTHERN ASPECT OF BUILDING 2



The section of the roof containing concrete tiles was in good condition, with no features observed that could support roosting bats. Multiple gaps were present along the slate tile roof section on the northern and southern aspects with gaps under roof tiles and along the ridge tiles where cement was missing.



PLATE 10 SHOWING GAP UNDER RIDGE TILE ON BUILDING 2



A large split was present on the south-western corner of Building 2 where the wooden fascia boards had broken from the roof. The feature could potentially provide an access point for bats into the roof of the building creating a suitable roost for bats on a regular basis.

PLATE 11 SHOWING SPLIT ON SOUTH-WESTERN ASPECT OF BUILDING 2



Small gaps were present around the lead flashing at the base of the chimney stacks on all aspects.



PLATE 12 SHOWING SPLIT ON SOUTH-WESTERN ASPECT OF BUILDING 2



Building 3 comprised a mobile classroom which was present in the centre of the site, made from plastic and wooden walls. The building was assessed as having Negligible value for roosting bats as no features were present.

PLATE 13 SHOWING BUILDING 3



A single mature horse chestnut (*Aesculus hippocastanum*) was present in the north western corner of the site. No features were present that could support roosting bats.

The inside of Building 1 and Building 2 mainly comprised a series of classrooms with corridors connecting them. The rooms were all modernised, well-used and did not contain any features that could support roosting bats.



PLATE 14 SHOWING CLASSROOM WITHIN BUILDING 1



PLATE 15 SHOWING CORRIDOR WITHIN BUILDING 1



A cellar was present in the western extension of Building 1, however, the roof and walls were well sealed and no access points for bats were observed.



PLATE 16 SHOWING CELLAR INSIDE BUILDING 1



Overall, Building 1 was assessed as having **LOW** bat roosting potential, due to the crevices present under roof and ridge tiles along the roof that could support crevice dwelling bat species on an occasional basis.

Building 2 was assessed as having **MODERATE** bat roosting potential on a precautionary basis, due to the presence of a large split in the roof that could provide internal access into the roof for larger numbers of bats on a regular basis. In addition, a number of crevices and features were present on all aspects of the roof.

Building 3 was assessed as having **NEGLIGIBLE** bat roosting potential due to a lack of suitable roosting features.



4. CONCLUSIONS AND RECOMMENDATIONS

4.1. BATS

Building 1 and Building 2 were assessed as having Low and Moderate bat roosting potential respectively. As such, one nocturnal bat survey is required on Building 1 between May and August and two surveys required on Building 2 between May and September, with at least one survey being undertaken between May and August.

The surveys would be valid for two years to inform a planning application. If bats are identified roosting within either building, two further surveys will be required on Building 1 and one further survey on Building 2 to characterise the roost. In addition, a European Protected Species Licence will be required and would require up to date surveys from the survey season prior to the application submission.

4.2. NESTING BIRDS

A single tree was identified in the north-wester corner of the site. It is recommended that should the tree require removal, it should be removed outside the breeding bird season (March–September inclusive). If this is not possible, a suitably qualified ecologist inspect the area no more than 24 hours prior to the removal. Should any nests, or nests in construction be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable stand off and provide a toolbox talk to all site contractors regarding their working limits and legal implications.



5. REFERENCES

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END OF REPORT

